

BA 2067-06



SPECIAL USE PERMIT

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APPLICATION

Submit required documentation to:

Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Accessory Use (Parking) for members of Merion Homeowners Association

Modification of previously issued Special Use Permit? () Yes (X) No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0750355023

Address: _____

Location: East side of Merion Station Drive, at/between
(north, east, south, west) (street)

Ballytore Drive and Hardenridge Court
(street) (street)

Total site area in square feet and acres: 100,809 square feet 2.31 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): vacant

Land Owner

Land Owner Name: MERTON INVESTMENT PROPERTIES of Charter Manning

Business Operator Name (if different from Land Owner): _____

Address: 5801 LEASE LANE

City: RALEIGH, NC State: NC Zip Code: 27613

E-mail Address: j-metz@accidentreconstructionanalysis.com Fax: 919-881-9112

Telephone Number: 919-291-7320

Applicant (person to whom all correspondence will be sent)

Name: Rocky Manning

Address: 5801 LEASE LANE

City: RALEIGH NC State: NC Zip Code: 27613

E-mail Address: same as above Fax: 919-881-9112

Telephone Number: 919-291-7320 Relationship to Owner: same

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): n/a

Proposed total floor area: 0 sf Proposed floor area ratio (floor area/site area): _____

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) 24%

Proposed impervious surfaces area: 11,400 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.3 %

Required transitional bufferyard types and depths (see Sec. 1-1-29):

Front (W) 40 ft Left (N) N/A ft Right (S) 40 ft Rear (E) 40 ft

Proposed transitional bufferyard types and depths (see Sec. 1-1-29):

Front (W) 40C ft Left (N) N/A ft Right (S) _____ ft Rear (E) 40C ft

Min. yard depths (see applicable district/use regulation):

Front 30 ft Corner side 30 ft Side 10 ft Rear 30 ft

Proposed yard depths: Front 120 ft Corner side ±240 ft Side 10 ft Rear 30 ft

Max. building height (see applicable district/use regulation): _____ ft

Proposed building height: 0 ft

Min. parking space standard (see Sec. 1-1-28): _____ spaces per n/a

Min. no. of parking spaces 0 Proposed no. of parking spaces parking area 60' X 150'

Number of employees: 0 Hours of operation: n/a

Vehicular Access:

Names of access street(s) and number of access points along each: one access on Merion Station Drive

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Merion Station Drive</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>1</u>
<u>Ballytore Drive</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>1</u>

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips-per-y sf) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: RV ADT: 75 trips/year

Type of vehicle: Boat trailer ADT: 100 trips/year

Utilities and Services:

Water supply provided by: () municipal system : N/A

() community system – specify type: _____ () individual well(s)

Est. total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system: N/A

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

Electrical service provided by: N/A Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: N/A Underground () yes () no

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: N/A

Miscellaneous:

Generalized slope of site the site slopes gently in general from east to west, estimate 4% avg. slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none identified

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

(X) Long-Range Urban Services Area Apex _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

This plan shows an accessory use for the Merion Homeowners Association for parking of vehicles (Recreational Vehicles, Boats with trailers, etc) in lieu of parking those vehicles on the individual lots in Merion. The site is at the end of Merion Station Drive, and abuts a debris landfill. This accessory use is in keeping with the character of a planned residential development as an amenity to the residents.

Other information (additional relevant information about the site or proposal you wish to note or cite)

The site has unsuitable soils for septic, and originally was proposed as a well lot. Tighter restrictions on well locations adjacent to petroleum pipelines caused the original proposal as a well lot to no longer be viable.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Charles Mary Manning Partner Date: August 21, '06

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Charles Mary Manning Partner Date: August 21 '06

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Statement of Justification

(1) The proposed development will not materially endanger the public health or safety.

The proposed special use is for parking vehicles which are permitted to traverse the public highways. Since this is a vehicular storage area, the only traffic generated by this use is when a member of the Merion Homeowners Association either parks or retrieves their vehicle. As such, we estimate the ADT generated by this special use to be approximately 1 trip per day, on average. The facility is at the end of the subdivision, adjacent to a debris landfill.

No utilities are required for this special use application.

The Homeowners Association will permit only currently-inspected vehicles as required by the State of North Carolina to be parked in this facility. As such, the vehicles will be in good repair, and pose no hazard to either surface or groundwater.

(2) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.

Bufferyards and landscaping, required by this zoning district, are provided.

(3) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

The Homeowners Association of Merion supports this application. The adjoining property to the south is a debris landfill, and the remaining adjoining property to the East is protected via the buffer yard and associated landscaping.

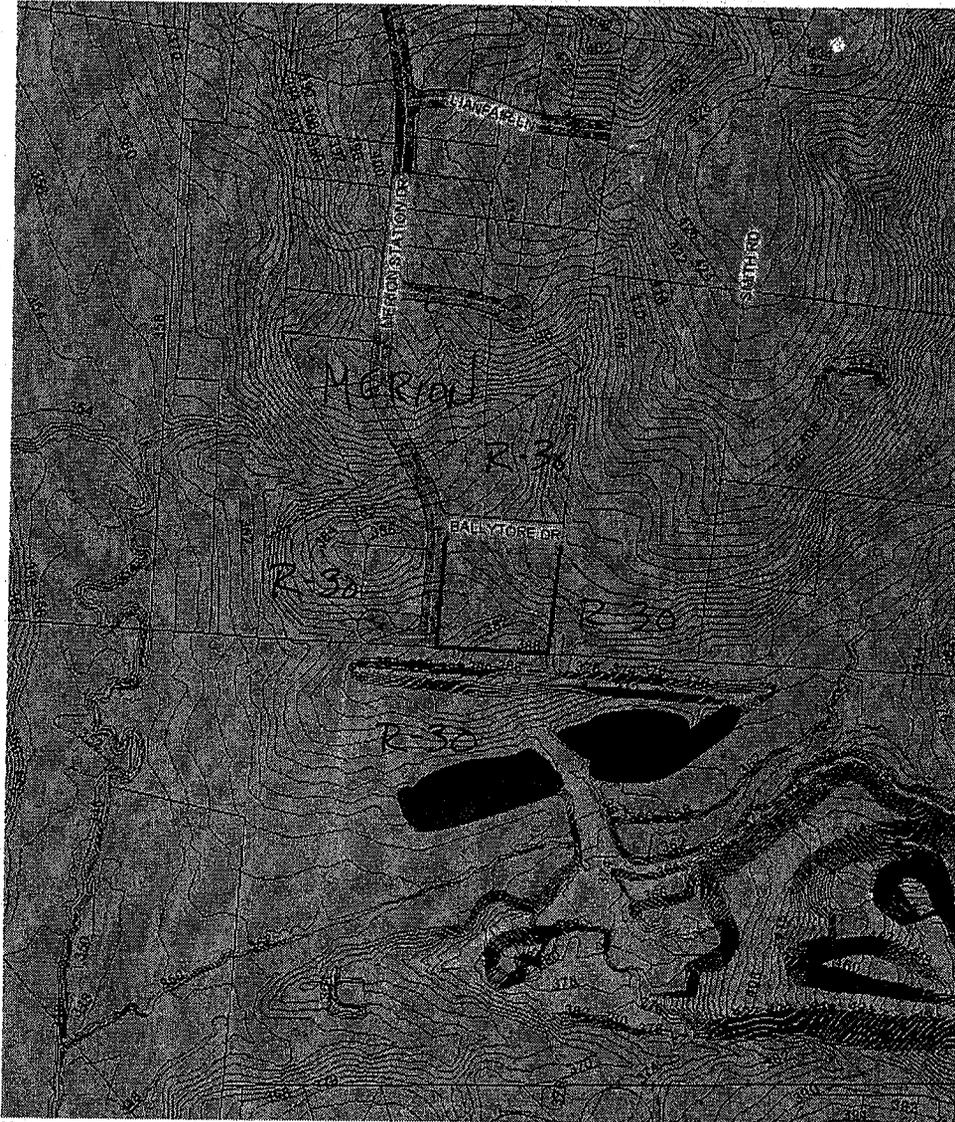
(4) The proposed development will be in harmony with the area in which it is located.

The special use accessory parking is tucked away at the end of the subdivision, adjacent to an existing debris landfill. It will serve only the residents of Merion.

(5) The proposed development will be consistent with the Wake County Land Use Plan.

The Special Use application is for a tract which will support the existing, permitted subdivision. As such, and inasmuch as it is only for the residents of Merion (Homeowners Association), it is consistent with the residential character of this area.

Special Use Permit



Parcel Number: 0750355023
REID: 0328023
OWNER1: MERION INVESTMENT PROPERTIES LLC
ADDR1: 5801 LEASE LN
ADDR2: RALEIGH NC 27617-4708
ADDR3:
DEED BOOK: 10343
DEED PAGE: 1923
DEED DATE: 8/5/2003
DEED ACRES: 2.31
BLDG VAL: 0
LAND VAL: 460
BILLING CLASS:
DESCRIPTION: COS MERION SUB PH3 BM2005-2
MAP NAME: 075001
PIN NUM: 0750355023
PIN EXT: 000
CITY:
PLAN JURIS: WC
TOWNSHIP: WHITE OAK
YEAR BUILT: 0
SALEPRICE: 0
SALEDATE:
TYPE USE: Vacant
DESIGN STYLE:
UNITS: 0
LAND CLASS: HOMEOWNERS ASSOC.
ZONING: R-30
OLD PARCEL NUMBER: 696-
ADDRESS
ST NUM: 5625
ST MISC:
DIR PREFIX:
ST NAME: MERION STATION
ST TYPE: DR
DIR SUFFIX: